

Milano – Ticinese

## Spacious open space loft completely renovated

Property ID: IT252942401



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 725.000 EUR • LIVING SPACE: ca. 118 m<sup>2</sup> • ROOMS: 2

Property ID: IT252942401 - 20123 Milano – Ticinese

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942401 |
| Living Space         | ca. 118 m²  |
| Available from       | 20.10.2025  |
| Rooms                | 2           |
| Bedrooms             | 1           |
| Bathrooms            | 1           |
| Year of construction | 1900        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 725.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 107 m²            |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 15.11.2032                   | Final Energy Demand                                  | 93.59 kWh/m²a             |
| Power Source                   | Electric                     | Energy efficiency class                              | C                         |
|                                |                              | Year of construction according to energy certificate | 1900                      |

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## The property



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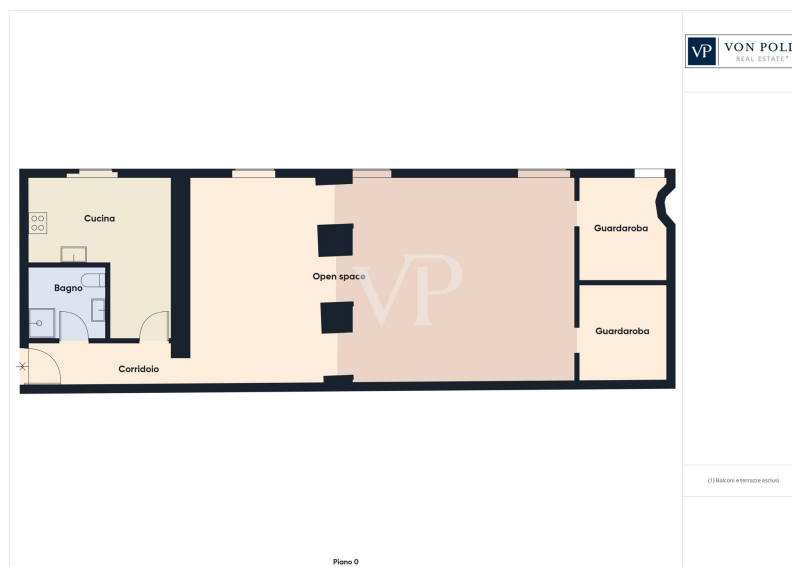
Property ID: IT252942401 - 20123 Milano – Ticinese

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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In one of the most charming and central areas of Milan, a few steps from the iconic Colonne di San Lorenzo and Porta Ticinese, we offer for sale a spacious loft of 118 sqm, in excellent condition and ready to be lived in. An ideal solution for those who want a home with authentic character, perfectly placed in one of the most lively and sought-after neighborhoods of the city.

The property stands out for its exposed brick ceilings, which give a charming and evocative atmosphere, and for the fluid and functional layout of the spaces. It is spread over a large and well-organized area, consisting of: entrance hall that introduces to a large open space, which is the heart of the house and harmoniously accommodates the living and sleeping areas, ideal for both daily life and for receiving guests; a spacious and bright eat-in kitchen; two conveniently sized storage rooms versatile for different uses and a bathroom with a shower stall.

Despite being on the basement floor, the loft enjoys excellent brightness, thanks to numerous openings and light finishes that enhance the light, giving a feeling of comfort and well-being. Heating and air conditioning systems ensure a pleasant environment in every season.

Versatility is one of the strengths of this property: perfect as a private residence for singles or couples, but also as a showroom, professional studio or representative office for architects, designers, consultants or lawyers.

Thanks to its ample square footage and flexible distribution, the loft also allows the creation of an additional room to be used as a separate bedroom, study or hobby area, always maintaining an excellent perception of space and brightness.

In addition, the property is also perfectly suited as an income investment, thanks to the high demand for housing solutions in the area. Currently, the apartment records an average occupancy rate of 70 percent and an annual income of about 60,000 euros, confirming the property's excellent potential profitability.

Located at Via Molino delle Armi 13, the property is in a strategic location, served by all major means of transportation (M2 Sant'Ambrogio metro, M3 Missori, M4 Santa Sofia, streetcars and buses) and immersed in a historic, authentic and service-rich context. In the immediate vicinity are boutiques, restaurants, bars, supermarkets, gyms and pharmacies, as well as the charming streets of the Navigli and Milan's historic center. A unique opportunity to experience the charm of Milan in an environment with an unmistakable style, where comfort and location meet in perfect balance.

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## Details of amenities

- Ducted hot/cold air conditioning
- Ducted dehumidifier in all rooms
- Alarm system
- Central heating with temperature control
- Liveable kitchen
- Large walk-in closet
- Windowed bathroom with shower stall
- Additional room that can be used as a study, gym or hobby room
- PVC window frames with double glazing
- Armored door

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## All about the location

Living between Colonne di San Lorenzo and Porta Ticinese means living in the authentic heart of Milan, in one of the city's most fascinating, historic and lively neighborhoods.

An area where historical and architectural heritage coexists in perfect balance with modernity and contemporary life, offering a unique context.

The Colonne di San Lorenzo, a symbol of the city and meeting point for generations of Milanese, frame an area enlivened by trendy clubs, restaurants, boutiques and art galleries, making for a dynamic and cosmopolitan atmosphere. A few steps away is Porta Ticinese, privileged access to the Navigli, the heart of Milanese nightlife and creativity.

The location is strategic and perfectly served: nearby are the M2, M3 and M4 subway lines, as well as streetcars, buses and bike paths that guarantee quick connections to every part of the city.

There is no lack of services and amenities for daily life: supermarkets, gyms, pharmacies and stores of all kinds and types as well as a rich cultural and gastronomic offer.

Living in this area means choosing an authentic and prestigious lifestyle, where history, design and urban vitality come together, giving rise to a refined and always up-to-date environment.

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## Contact partner

For further information, please contact your contact person:

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